117.0	0004	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,200 /	979,200
					USE VALUE:	979,200 /	979,200
					ASSESSED:	979,200 /	979,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOHL JOHN T
Owner 2:	GOETCHEUS SUSAN M
Owner 3:	
Street 1:	34 JAMES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOHL JOHN T -
Owner 2:	GOETCHEUS SUSAN M -
Street 1:	34 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,444 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2320 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9444.000	486,900		492,300	979,200
Total Card	0.217	486,900		492,300	979,200
Total Parcel	0.217	486,900		492,300	979,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.07 | /Parcel: 422.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75661
GIS Ref
GIS Ref
Insp Date 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,900	0	9,444.	492,300	979,200	979,200	Year End Roll	12/18/2019
2019	101	FV	381,300	0	9,444.	485,300	866,600	866,600	Year End Roll	1/3/2019
2018	101	FV	381,300	0	9,444.	372,800	754,100	754,100	Year End Roll	12/20/2017
2017	101	FV	381,300	0	9,444.	351,700	733,000	733,000	Year End Roll	1/3/2017
2016	101	FV	381,300	0	9,444.	323,500	704,800	704,800	Year End	1/4/2016
2015	101	FV	377,500	0	9,444.	302,400	679,900	679,900	Year End Roll	12/11/2014
2014	101	FV	377,500	0	9,444.	278,500	656,000	656,000	Year End Roll	12/16/2013
2013	101	FV	377,500	0	9,444.	278,500	656,000	656,000		12/13/2012

!9123!

PRINT

Date	Time
12/10/20	23:38:11

LAST REV

Date	Time
09/27/18	15:30:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9123

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOHL JOHN T	31141-125		8/16/2000		439,900	No	No		
FREEDOM DEV	31142-145		2/15/2000		442,000	No	No		
CUMMINGS DONALD	25491-580		7/17/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	75661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2012	1363	Manual	12,707	C				
9/20/1999	613	Foundati	5,000					FOUND
8/26/1999	648	New Buil	100,000					SIN FAM DWELING

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
4/19/2013	Info Fm Prmt	EMK	Ellen K
11/25/2008	Meas/Inspect	355	PATRIOT
10/31/2000	Hearing Chag	197	PATRIOT
5/14/2000	MLS	MM	Mary M
2/29/2000	Measured	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9444		Sq. Ft.	Site		0	70.	0.74	6									492,326						492,300	

Total AC/HA: 0.21680 | Total SF/SM: 9444 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,326 | Spl Credit | Total: 492,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15432274
Const Adj.:	0.99594003
Adj $ / SQ:	143.705
Other Features:	99838
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525226
Depreciation:	38342
Depreciated Total:	486885

COMMENTS

NEW LOT LINES DRAWN 9/98 NOW 9291 S/F
EST 100% COMP CHK INTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

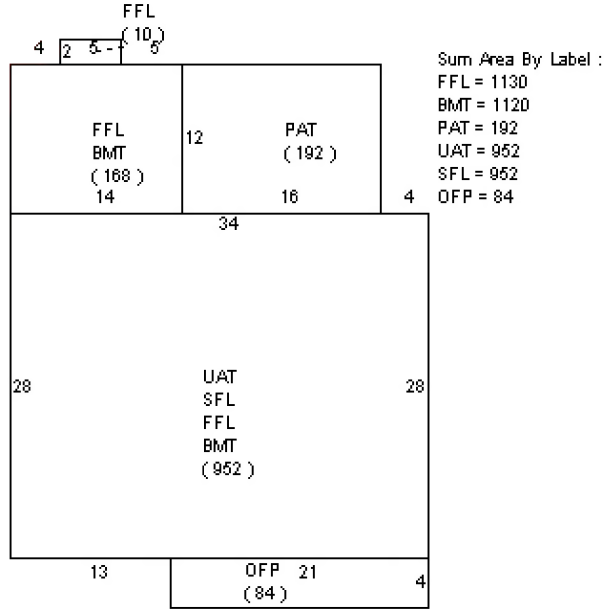
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	143.700	162,386
BMT	Basement	1,120	43.110	48,285
SFL	Second Floor	952	143.700	136,807
UAT	Upper Attic	238	110.650	26,335
PAT	Patio	192	4.190	804
OFP	Open Porch	84	36.000	3,024

Net Sketched Area:	3,716	Total:	377,641
Size Ad	2082	Gross Are	4430	FinArea	2320
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.07
Special Features:	0	Val/Su Net:	131.03
Final Total:	486900	Val/Su SzAd	233.86

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	G	GD	2004	0.00	T	9	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	